

# UNOFFICIAL COPY

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Doc#: 2419214417 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/10/2024 10:56 AM Pg: 1 of 2

Doc ID 20240501614794  
ST/Co Stamp 1-084-302-128 ST Tax \$3,250.00 CO Tax  
\$1,625.00

## WARRANTY DEED

Grantor, 139 Ashland Building, LLC, an Illinois limited liability company for and in consideration of Ten (\$10.00) Dollars, and other valuable consideration in hand paid, conveys and warrants to 1590 Sherman LLC, an Illinois limited liability company, 1555 Sherman Avenue, PMB 356, Evanston, Illinois 60201, the following described real estate situated in Cook County, Illinois:

LOT 1 IN WANEN'S RESUBDIVISION OF LOT 1 IN ENGEL'S ADDITION TO EVANSTON IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FILED JULY 12, 1923 AS LR8019138; ALSO LOT 76 IN ARTHUR DUNAS HOWARD AVENUE SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 45 ACRES THEREOF AND EAST OF THE EAST LINE OF THE WEST 6.358 ACRES OF THE EAST 16.358 ACRES OF THE SOUTH 32.056 ACRES OF SAID NORTHEAST 1/4 OF SAID 25, ACCORDING TO THE PLAT OF SAID WANEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF FILED ON NOVEMBER 25, 1957 AS LR1770760, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-25-223-074-0000

PROPERTY ADDRESS: 139 Ashland Avenue, Evanston, Illinois 60202.

Grantor covenants with Grantee that he has not done or suffered to be done anything whereby the real estate is or may be in any manner encumbered or charged, except as set forth in this deed, and that the Grantor will defend the real estate and warrant title subject to: (i) general real estate taxes not due as of closing (ii) acts of Purchasers and parties acting through Purchasers; (iii) existing leases; and (iv) such easements, covenants and conditions recorded against the Property which do not interfere with the use of the Property as an apartment building.

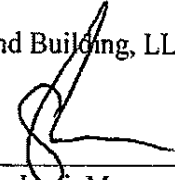
Dated this 21<sup>st</sup> day of June, 2024.

CITY OF EVANSTON

005568

139 Ashland Building, LLC

REAL ESTATE TRANSFER TAX

By:   
Sharone Lavi, Manager

DATE: PAID JUN 21 2024

AMOUNT: \$22,750 Agent: NH

